

# Property for Sale



Estate agency division of Jack Brown & Company Solicitors



**12 Guthrie Street, Letham DD8 2PS**

- **Stone Built Detached Cottage**
- **Hallway**
- **Lounge with Patio Doors**
- **Kitchen Dining**
- **4 Bedrooms**
- **Bathroom**
- **Gas Central Heating & Double Glazing, EPC E**
- **Driveway & Large Mature Gardens**

**Offers over £240,000**

This charming, detached cottage is situated in the sought after village of Letham. Letham offers a broad cross section of social, leisure and consumer facilities, including shops, post office, primary school, bakery, dental surgery, pharmacy to name a few. Nearby Forfar and Arbroath offer a wide range of facilities, including secondary schooling, and major supermarkets. Dundee and most Angus towns are within comfortable driving distance.

The property was originally two cottages converted into one larger dwelling house. The subjects are in good decorative order and benefit from gas fired central heating, double glazing, dining size kitchen, large bathroom, and well-proportioned bedrooms throughout.

There is driveway parking to side for several vehicles, and a large garden which enjoys a degree of seclusion and privacy, and is laid out to lawn, and well screened by mature hedging and trees.

This is an excellent opportunity to obtain a spacious home of character within a pleasant village location, and viewing is highly recommended.

**Entrance Hallway:**

Double glazed wood grain effect UPVC exterior door. Three double glazed hall windows, all with window display shelves. Two staircases to each wing of the house. Under stair storage cupboard.

**Lounge:**

Approx. 5.65m x 4.97m. Bright and spacious public room, having two double glazed windows to front. Double glazed patio doors enjoying a pleasant outlook over the rear garden. Feature fireplace with living flame gas fire.





**Kitchen/Dining Room:**

Approx. 6.6m at widest point x 4.1m. Fitted with a range of modern floor, wall and drawer units. Integral double oven, gas hob and extractor hood. Plumbed for washing machine and dishwasher. Ample space for further appliances. Space for a large table and chairs. Double glazed exterior door and window display shelf enjoying a pleasant outlook over the rear garden. Useful under stair storage cupboard



**Bedroom 1:**

Approx. 2.9m x 4.52m. Spacious double bedroom. Large wardrobe with curtain. Double glazed window to front.

**Bedroom 2:**

Approx. 2.33m x 3.16m. Currently used as a sitting room. Double fitted wardrobe. Double glazed window to rear.



**Upper Floor South Wing:**

Landing

**Bedroom 3:**

Approx. 3.38m x 5m at widest points. L shaped room. Double glazed Velux window to rear with rooftop views towards Dunnichen Hill. Fitted wardrobe. Single glazed side window with display shelf.



**Upper Floor in North Wing:**

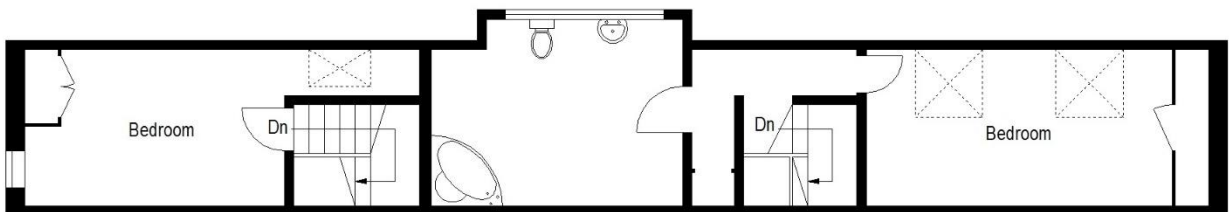
Landing

**Bedroom 4:**

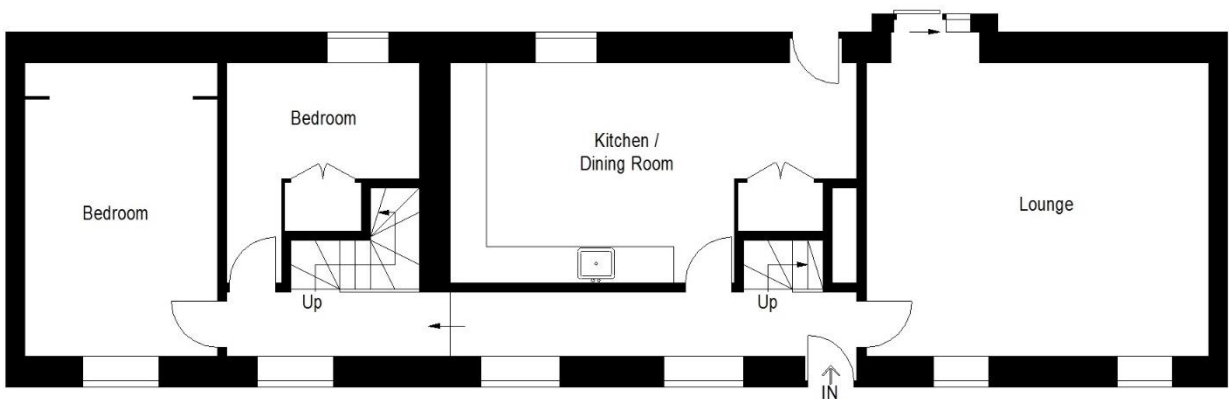
Approx. 4.92m x 3.52m Spacious double bedroom. Two double glazed Velux windows, again enjoying views to rear. Large, fitted wardrobe. Eaves storage.

**Bathroom:**

Approx. 3.85m x 3.7m Large bathroom with three piece white suite comprising WC, wash hand basin and corner bath. Shower over bath with shower curtain. Double glazed frosted window to rear.



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1093967 / Ref:88387)

**Outside:**

There is a strip of garden ground to front with slate chips. Shared driveway to parking bay for 2/3 vehicles. Large enclosed rear garden, laid mainly to lawn, and bounded by mature shrubs, trees, and hedging. Large patio area





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*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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